

**ALISO HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
GENERAL SESSION  
February 19, 2009**

The Aliso Homeowners Association General Session Board meeting was held on February 19, 2009 at Sales Model #3 (18586 Caspian Court) in Granada Hills, CA.

The meeting was called to order at 7:18pm by Anthony Guthmiller.

**Directors Present:** Drew Jones, *Member-at-Large*  
Anthony Guthmiller, *Secretary*

**Directors Absent:** Gabriel Assor, *Treasurer*

**Euclid Mgmt. Co. Representatives:** Linda Jagoe, *Property Manager ("P.M.")*  
Tad Creasey, *Director of Developer Operations*

**Board Appointments:**

- Drew Jones explained the proposed new appointments to the Board to fill vacant Director positions held by the Declarant.
- Motion (Jones/Guthmiller): That the Board appoint K. Hovnanian employee Jim Norum to the Board until the March 25, 2009 Annual Meeting. [*Motion carried unanimously*]

**Approval of Previous Meeting's Minutes:**

- Motion (Guthmiller/Jones): That the Board approves the October 29, 2008 General Session minutes as corrected, and the January 14, 2009 Executive Session minutes as written. [*Motion carried unanimously*]

**Treasurer's Report:**

- Financials – Motion (Guthmiller/Jones): That the Board approves the January 2009 Financial Report as presented. Motion carried. [*Motion carried unanimously*]
- Liens: Drew Jones motioned and Anthony Guthmiller seconded approval of a lien for Member Account #48906-1-001-1
- Budget review discussion: The proposed 2009 budget will be based upon the approved DRE budget and presented to the Board at the next monthly meeting.

**Executive Session Recap:**

The following items were discussed in Executive Session on February 19, 2009:

- The Aging Report and Delinquencies were reviewed.
- Liens were discussed and Violations/Activity Log was reviewed.
- The Board requested the P.M. to re-bid the landscaping contracts for Aliso.
- The Board directed the P.M. to proceed with foreclosure, collection, and write-off actions addressed during Executive Session.
- The P.M. is to call five (5) Members to hearing at the next meeting.
- The Board commissioned Reserve Studies, Inc. to perform the reserve study for Aliso Homeowners Association.

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**Foreclosure Items:**

- Board Directive: That the P.M. inquire why the Association's attorney refused to accept the \$1,319.50 check received from Account #48906-1-001-1 dated March 13, 2009.

**Management Report:**

- Linda Jagoe has been working with Anthony Guthmiller to approve architectural applications. Board Directive: That the P.M. make a list of all the properties that have made improvements, and send violation letters to Owners who have not submitted Architectural Applications.
- The Board's goal is to have every property's improvement plans approved, inspected, and on record with the Board for future reference.
- The Board challenged the P.M.'s frequency and thoroughness of community inspections. The Board cited parked trailers in the street for extended periods of time without violation letters, not sending violation letters and requesting completed Architectural Applications to Owners staging construction activities to their properties, infrequent inspection activity reports, and not maintaining a current Architectural Application log. These items are identified as examples for the P.M.'s improvement, but do not mean such examples exhaust any other on-site management shortcomings.

**Common Area Maintenance:**

- Review/act upon owner maintenance complaints:
  1. The P.M. included a notice to Owners to do their best to manage their trash cans on windy days.
  2. The Board expressed concern about three oak trees in decline on Sesnon Ave.
  3. The Board will ask the Builder to repair/restore/remedy interior areas of the community that are damaged or remained unimproved. The Board will offer to contract with its landscaper to install the improvements if the Declarant agrees to reimburse the HOA for the work.
- Review/act upon vendor correspondence: None.
- Vendor quotes or proposals: The Board directed EMC to re-bid Aliso landscaping and submit 3 bids at the next meeting.

**Committee Reports:**

- The Architectural Committee is currently Anthony Guthmiller & Gabriel Assor. Guthmiller and Assor have the authorization to approve plans if both agree, but if they have a split decision, the plans will be forwarded to the Board for approval.

**Old Business:**

- Sample Rules and Regulations: The Board is to review and approve the architectural guidelines at the next meeting and distribute to the members for comment.
- Set Board of Director meeting dates: The Board wants to meet monthly going forward.

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**New Business:**

- P.M. to forward Collection & Enforcement policies to the Association's attorney for review and to check for consistency with governing documents and current codes with a cost not to exceed \$1,200.
- Voting Amendment: The Board directed the P.M. to include the ballot to amend the CCR's and Bylaw with the Annual Meeting ballot. The two ballots shall be differentiated by using different colored paper with the return address.
- The Board discussed maintaining and using the back access road. They directed the P.M. to place the topic on the agenda for the next meeting: "Emergency and other alternative community access via the Lemley easement, and Association maintenance responsibilities."

**Member Input on Agenda Items:**

- Items discussed during the open forum were as follows:
  - The Members requested not holding a meeting on Passover, April 8-9, 2009.
  - One member expressed concern about the residents of a home in foreclosure who are not maintaining their yard and are frequently noisy.

**Board Directives:**

- Forward copy of Rules and Regulations to the attorney for review. Begin with the collections and enforcement policies.
- P.M. to present 3 bids for landscaping at the next Board meeting.
- P.M. to send violation letters to Owners who have made improvement to their properties without submitting architectural applications. The P.M. was directed to update the architectural application log and add new plans as they are submitted
- The Board wants to set up a conference call with Washington Mutual to discuss the current tenants in Lot #2. P.M. to send governing documents to current owners.
- Landscaping issues:
  1. Restake trees in the community. Have landscape contractor prepare a bid.
  2. Replace dead oak at the entrance to the community. Evaluate other two oaks that are in decline.
  3. Have landscaper prepare a bid to install color at the entry.
  4. Weed abatement behind Lot 20 and as needed.
- EMC to call 5 Owners to hearing
- Direct Association's attorney to proceed with foreclosure and collection actions

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**Next Meeting:**

- The next Board of Directors General Session meeting is scheduled for March 18, 2009 at 18528 Shetland Place (Lot 28). The Executive Session will begin at 5:00pm with the General Session to follow at 6:00pm.
- The Annual Meeting of the Membership will be held on Wednesday, March 25, 2009 at 18528 Shetland Place (Lot 28) @ 7:00pm.
- The Board decided to not set any further meeting dates until after the Annual Meeting wherein the new Board could convene and select dates for future meetings. The Board did advise the P.M. to anticipate monthly meetings for at least the next 5 months.

**Adjournment:**

With no further business to discuss, a motion made by Guthmiller/Rosenberg to adjourn the General Session at 8:40pm carried unanimously.

\_\_\_\_\_  
Board Member Signature

\_\_\_\_\_  
Date